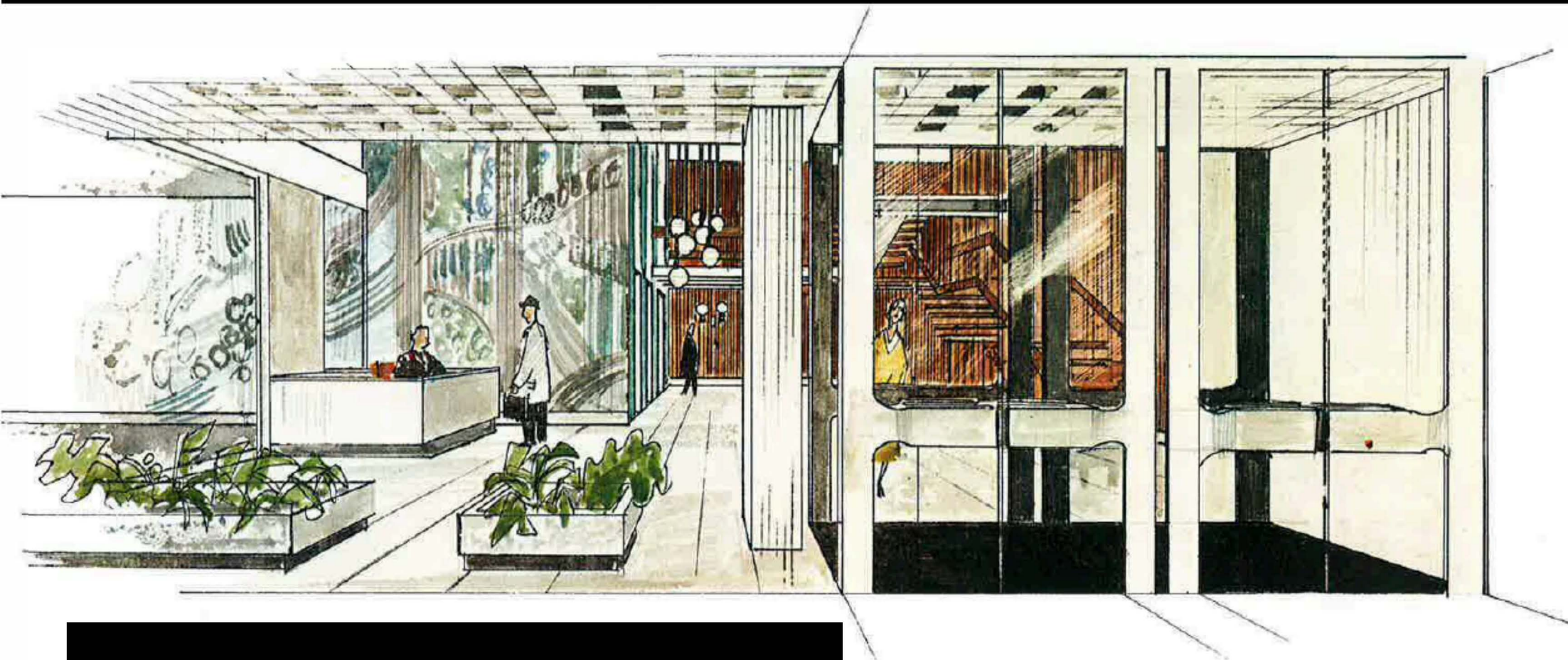


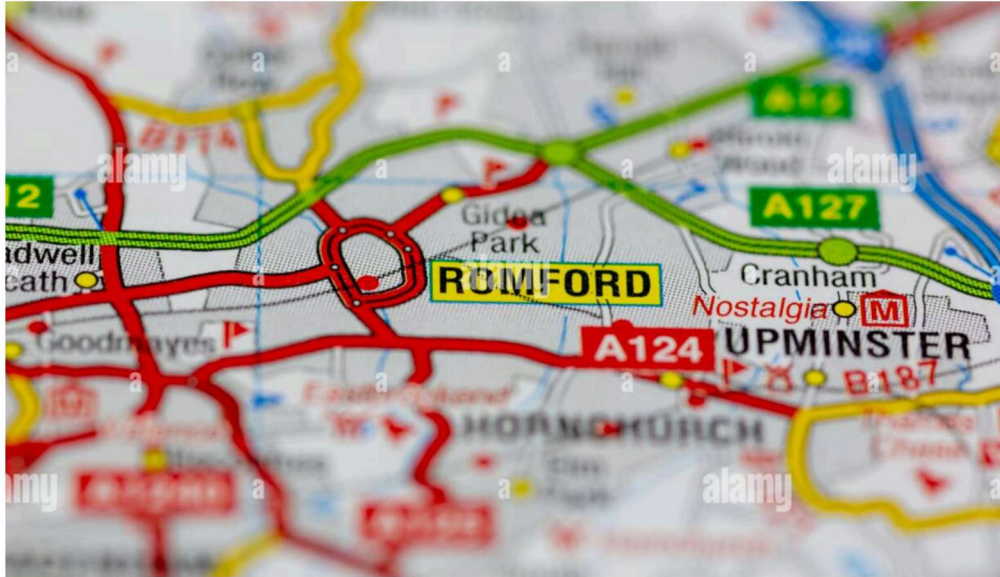


FOR SALE / TO LET

LEASEHOLD

Mercury House
Mercury Gardens
Romford
RM1 3DW

Historic former Council office building located in the heart of Romford Town Centre



Location

Romford is a well established and vibrant market town, boasting premium retail and leisure facilities alongside exceptional transport links and road networks.

Romford is situated to the East within Greater London benefiting from direct Elizabeth Line services to Stratford (24 mins), Liverpool Street Station (28 mins) and Tottenham Court Road (34 mins). Romford also boasts excellent road networks connecting easily to the A12, A127 and M25 motorway.

Romford is also well known for excellent retail, food and leisure facilities such as The Liberty Shopping Centre and Brewery Retail Park as well as entertainment in the form of Vue Cinema and Namco Funspace. There is also an abundance of local green spaces close by at Cottons Park and Raphael Recreational Park.

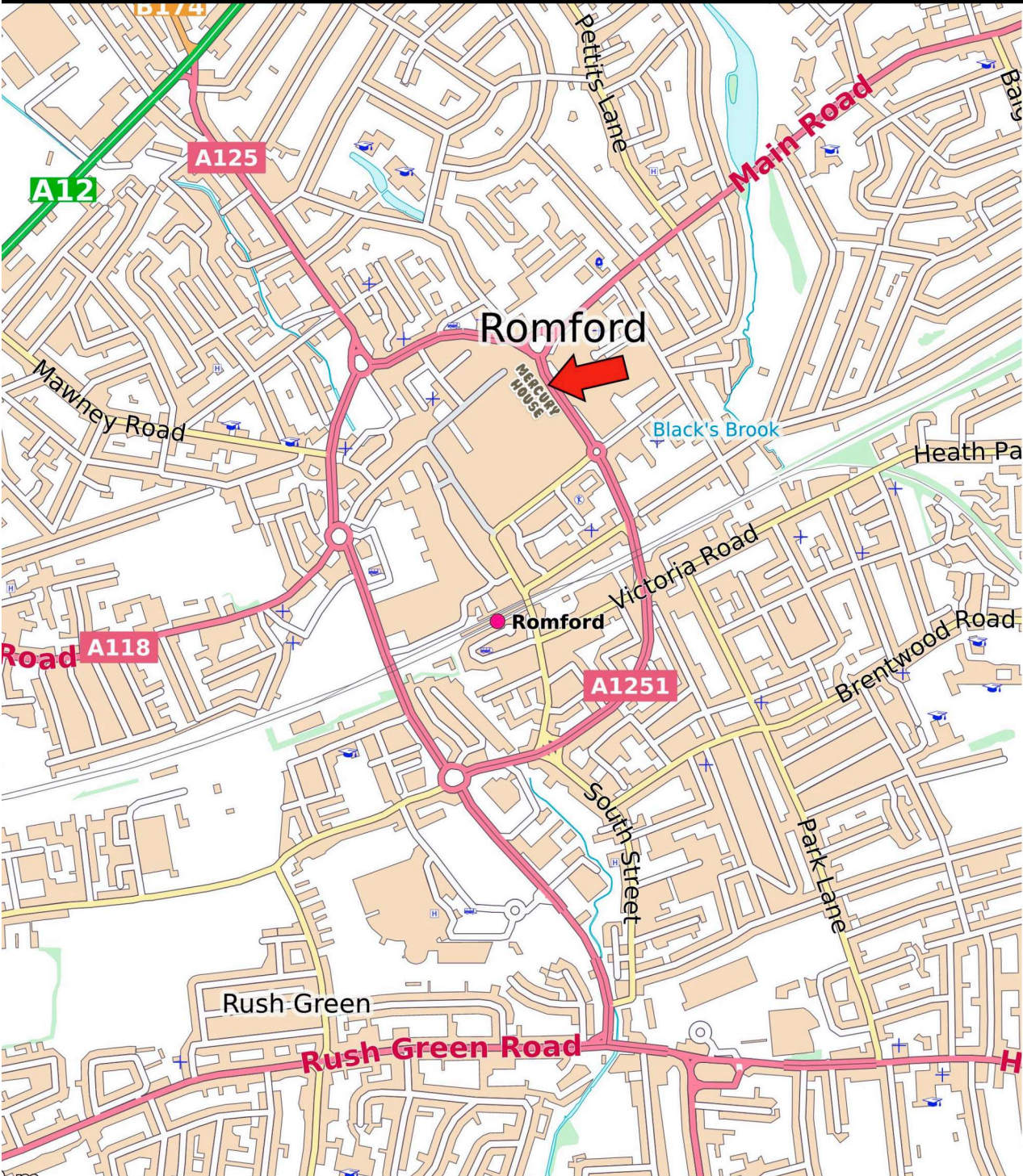


Description

Mercury House is a 12 storey, plus basement, office block previously used as office space by the London Borough of Havering. Built, we believe, in the 1970s this 66,000 square foot building has been occupied by the council for a large part of its duration. More recently, the premises underwent an entire refurbishment programme, improving the internal office space layouts to a more modern and functional standard.

The galleried reception area to the ground and first floors offer access to an open stairwell and three passenger lifts serving the upper floors. Each floor is arranged roughly uniform providing open plan space, dedicated kitchen and male & female WC facilities all benefiting from a similar specification.

In addition, the property also benefits from a separate lease that allocates 35 parking spaces located within the South Car Stack in the Liberty accessed via Western Road. Further details are available within the property data room.

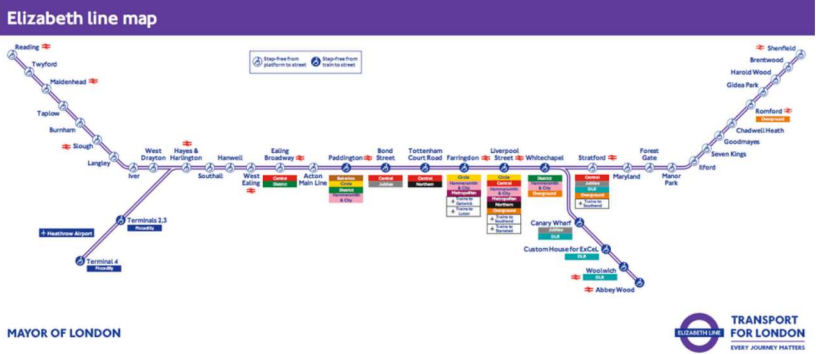


Accommodation

The property has the following approximate net internal areas:

Description	Sq m	Sq ft
Second Floor	317	3,142
Third Floor	494	5,317
Fourth Floor	509	5,478
Fifth Floor	471	5,070
Sixth Floor	508	5,468
Seventh Floor	489	5,264
Eighth Floor	460	4,951
Ninth Floor	506	5,447
Tenth Floor	499	5,371
Eleventh Floor	293	3,154
Twelfth Floor	294	3,165
Sub-Total	4,840	51,827
Ground Floor Reception	17	183
Circulation	894	9,623
WCs	425	4,575
Plant	14	151
Total GIA	6,190	66,629

CONNECTIVITY





Planning

We understand that a feasibility study was undertaken in April 2021 which concluded that the building, through Permitted Development rights, could potentially achieve a residential development scheme.

It should be noted that due to Council holding a lease on the property, any extension to the lease or change to the current condition of the building will require the freeholders consent.

Tenure

It is our clients wish to sell a long Leasehold interest in the property with vacant possession, on terms to be agreed. Offers based on a shorter leasehold duration may also be considered.

The existing lease Title EGL318105 indicates that the existing lease is for a term of 125 years from December 1993 therefore having approximately 92 years remaining.

The property may also be available to let on a new Full Repairing and Insuring lease for a term to be agreed. Further details are available upon request.

Business Rates

The Valuation Office Agency website confirms a Rateable Value of £640,000 as entered in the 2026 Rating List.

VAT

We understand that the property has not been elected for VAT. In the event that the seller reserves the right to opt for tax and if it is exercised, the tax shall be payable by the purchaser.



Offer procedure

The property is being offered by way of an informal tender process with offers invited for a leasehold interest. All interested parties will need to complete the bid proforma contained within the property data room.

All offers should be forwarded direct to g.donn@glenny.co.uk and are to be received by **no later than 2pm on Wednesday 14th October 2026**.

Please note that no offers will be considered or accepted prior to the deadline date.

Viewings

The building is visible from Mercury Gardens, however if interested parties require a more detailed internal inspection then this is strictly by prior appointment via the sellers' joint agents.

EPC

The property has been assessed and a rating of D 96 has been suggested. Full details regarding the EPC can be found within the property dataroom.

Identity and AML

Please note that the Money Laundering Regulations Act 2003 requires us to conduct checks upon all Purchasers. Prospective Purchasers will need to provide proof of identity and residence to satisfy these checks.

Further information/ Data Room

Further information including details relating to the lease and Permitted Development feasibility are available within the property data room via the link below;

Mercury House - Data Room Access



Contact

For further information, or to arrange a viewing, please contact:



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